

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>48-DR-2005</b> <b>Verizon Wireless PHO Deer Trail</b>		
LOCATION	39730 N Cave Creek Road		
REQUEST	Request approval of a site plan and elevations for a Wireless Communication Facility (WCF) and associated equipment at the southeast corner of the Desert Mountain Apache Golf Course Maintenance Yard.		
OWNER	Desert Mountain Properties 480-595-4000	ENGINEER	N/A
ARCHITECT/ DESIGNER	KDC Architects 602-438-7429	APPLICANT/ COORDINATOR	Manjula Vaz Gammage & Burnham 602-256-4461
BACKGROUND	<b>Zoning/Context.</b> The 26-acre site is zoned Open Space/Environmentally Sensitive Lands (O-S/ESL) and contains a golf course and maintenance facilities. The surrounding property is zoned residential.  Adjacent Uses: <ul style="list-style-type: none"><li>• North: Single-family lots; zoned R4-R ESL District.</li><li>• South: Single-family lots; zoned R1-43 ESL District.</li><li>• East: Single-family lots; zoned R1-190 ESL District.</li><li>• West: Golf course maintenance yard; zoned O-S ESL District.</li></ul>		
APPLICANT'S PROPOSAL	<b>Applicant's Request.</b> The applicant is requesting approval of a Wireless Communications Facility (WCF) at the Desert Mountain Golf Course maintenance facility. The proposed WCF will be concealed within a 24-foot-tall artificial (faux) saguaro cactus behind the scenic corridor and 100-feet from the Cave Creek Road right-of-way line. The faux cactus will be placed behind a wall and existing vegetation. There is an existing 30-foot faux cactus on the site, also located behind the scenic corridor and 60-feet from the Cave Creek Road right-of-way line. The artificial saguaro skin is molded out of a sun-resistant fiberglass casting of an actual saguaro cactus to help blend it with the natural environment.  The proposed 11-foot tall equipment shelter building will be placed 150 feet further behind the faux cactus in an existing gully adjacent to the golf course maintenance facility and natural landscaping. The applicant proposes to add a tree to help screen the building. The equipment shelter building will be painted and textured to match the maintenance facility, and the lines between the faux saguaro and equipment will be underground.		

**Development information.**

- Existing Use: Vacant
- Proposed Use: Faux Cactus Wireless Antenna Facility
- Parcel Size: 26 acres
- Proposed Faux Cactus Height: 23 feet
- Equipment Height and Size: 11-foot tall equipment shelter building  
300 square feet

**DISCUSSION**

The proposed shelter location and faux cactus location are in open space areas containing trees, shrubs, cacti, and other natural materials, and is substantially setback from public roads and existing homes. The faux cactus blends into its setting, is compatible with the surrounding landscaping, and does not significantly change the character of the area. The equipment building will be located in a gully surrounded by landscaping, and the nearest home is approximately 200 feet from the proposed facility.

The applicant has submitted documentation that the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards. Desert Mountain Properties have entered into a lease for this facility, and the property owners within 750 feet of the site have been notified. There have been no comments received regarding this application.

**STAFF****RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)      Tim Curtis  
Project Coordination Manager  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

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Tim Curtis  
Report Author

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Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan
6. Elevations
7. Photo Simulation
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## PURPOSE OF REQUEST

Verizon Wireless (the "Applicant") and Desert Mountain Properties "Owner" respectfully submit this wireless communication facility ("WCF") application to locate a stealth wireless communications facility at the southeast corner of the Desert Mountain Apache Golf Course Maintenance Yard. The facility site is located at 39730 N. Cave Creek Road, Scottsdale, Arizona (the "Site"). The Site is zoned OS ESL. The Applicant's proposal will encompass a lease area of approximately 20' by 36' for the equipment and a 10' by 10' area for the stealth antenna, both within the Site area.

## PROJECT DESCRIPTION

The Site is located west of Cave Creek Road and south of the intersection of Horseshoe Dam Road, and it contains a 1-story maintenance building for Desert Mountain Properties with a shed, water tanks, fueling facilities, walls, gates, and miscellaneous appurtenances.

As described above, the wireless antenna will be located in a 24' stealth saguaro in the southeast corner of the Site. The Scottsdale Zoning Ordinance allows structures of 24 feet in height in OS ESL zoning districts. Per Section 7.200 (H) (C) Type III Wireless Communication Facilities are permitted with Development Review Board approval provided that the Site is not a single-family residential site, the Site is not located in the Sonoran Preserve, and is in compliance with zoning district height and yard development standards. This Site complies with Section 7.200(H)(C) of the Scottsdale Wireless Ordinance.

The equipment will be housed in a pre-fabricated building adjacent to small existing outbuilding. The equipment shelter will have the same exterior finish as the existing outbuilding and will be painted to match the existing building. In an effort to eliminate cutting in to the existing slope and minimize ground disturbance, the equipment shelter will not be screened, instead the equipment building will be painted to match the existing buildings and screened by the natural vegetation.

The stealth telecommunications saguaro will be placed 50 feet behind an existing screen wall that runs along the road right of way. By placing the telecommunications saguaro 50 feet behind the existing screen wall, the Site will be virtually hidden from Cave Creek Road.

We have attached photo simulations of this request for your review.

## IMPACT ON SURROUNDING NEIGHBORHOOD

The operation of this WCF will not have any detrimental impacts on the surrounding residential neighborhood in terms of noise, odor, vibration or illumination. There are no residential houses immediately adjacent to the Site. Locating the wireless antenna in a stealth saguaro and matching the color of the existing building and walls will help diminish the visual impact of the wireless facilities.

The Site is an integral part of the Applicant's license area. The Site provides wireless coverage in North Scottsdale and Maricopa County. The Applicant's license is dependent on the ability to provide coverage in North Scottsdale and the surrounding community.

This Site is part of the Applicant's network to provide cellular coverage in North Scottsdale and the surrounding area. This Site, in combination with the Applicant's other area facilities, will allow the Applicant to provide coverage to a rapidly growing portion of the Scottsdale community.

As you know, people have come to rely on their cellular phones for daily communication and emergency services. It is important that the Applicant be able to provide quality service to its customers in Scottsdale and the surrounding area for both their daily activities and in emergency situations.

We believe that this WCF meets the standards set by the City of Scottsdale and respectfully request approval of this request.

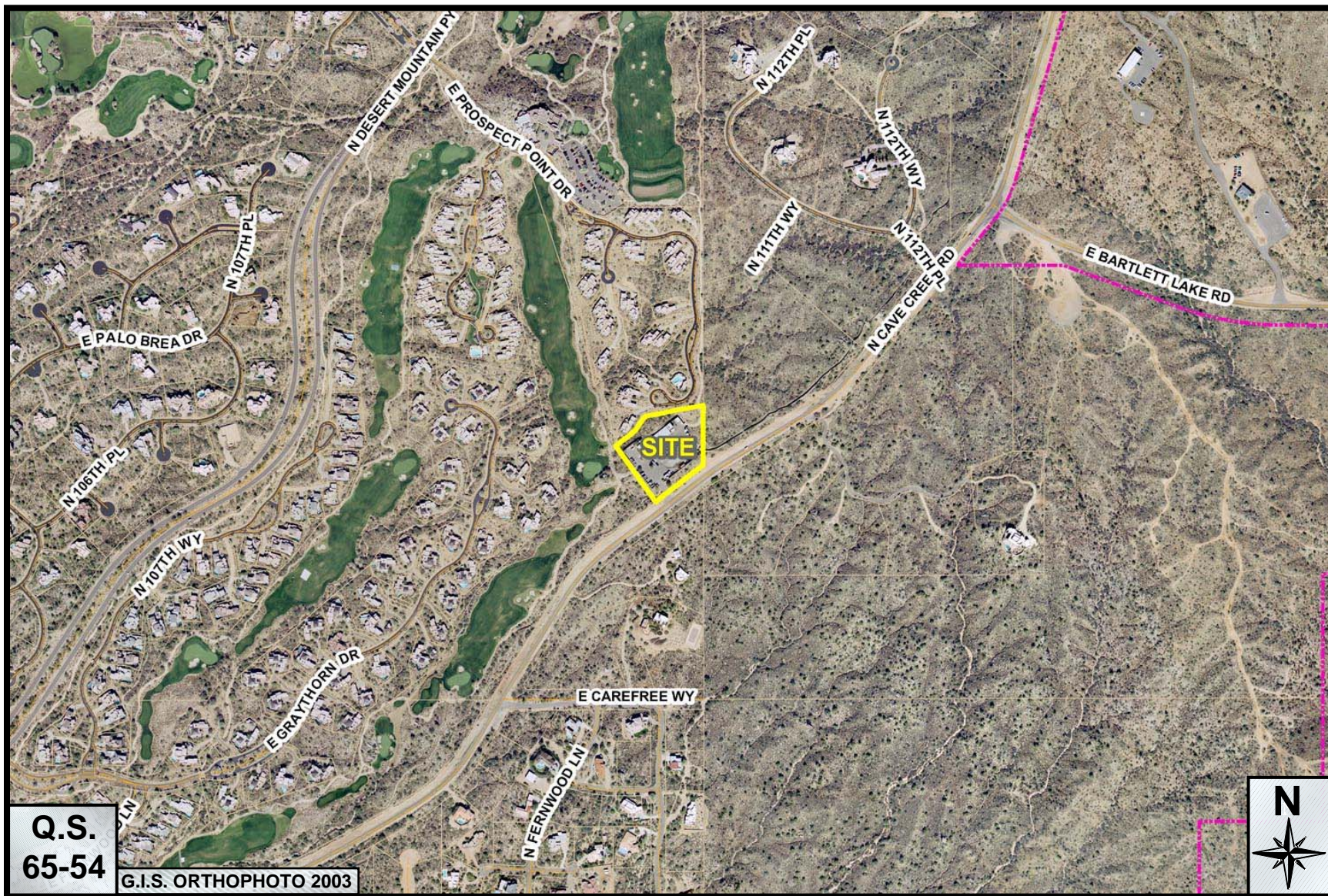
## CONFORMANCE WITH FCC SAFETY STANDARDS

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

## EXISTING MONOPOLES

There is one other planned stealth facility planned for the area, but no other existing monopoles in the immediate vicinity. At this location, the Scottsdale Planning Commission and Scottsdale City Council have previously approved a 30' stealth saguaro wireless application for another telecommunications carrier. This application is only 24 feet and is in accordance with the City's guidelines for preferred installations for wireless facilities.





Verizon Wireless PHO Deer Trail

**48-DR-2005**

ATTACHMENT #2





Q.S.  
65-54

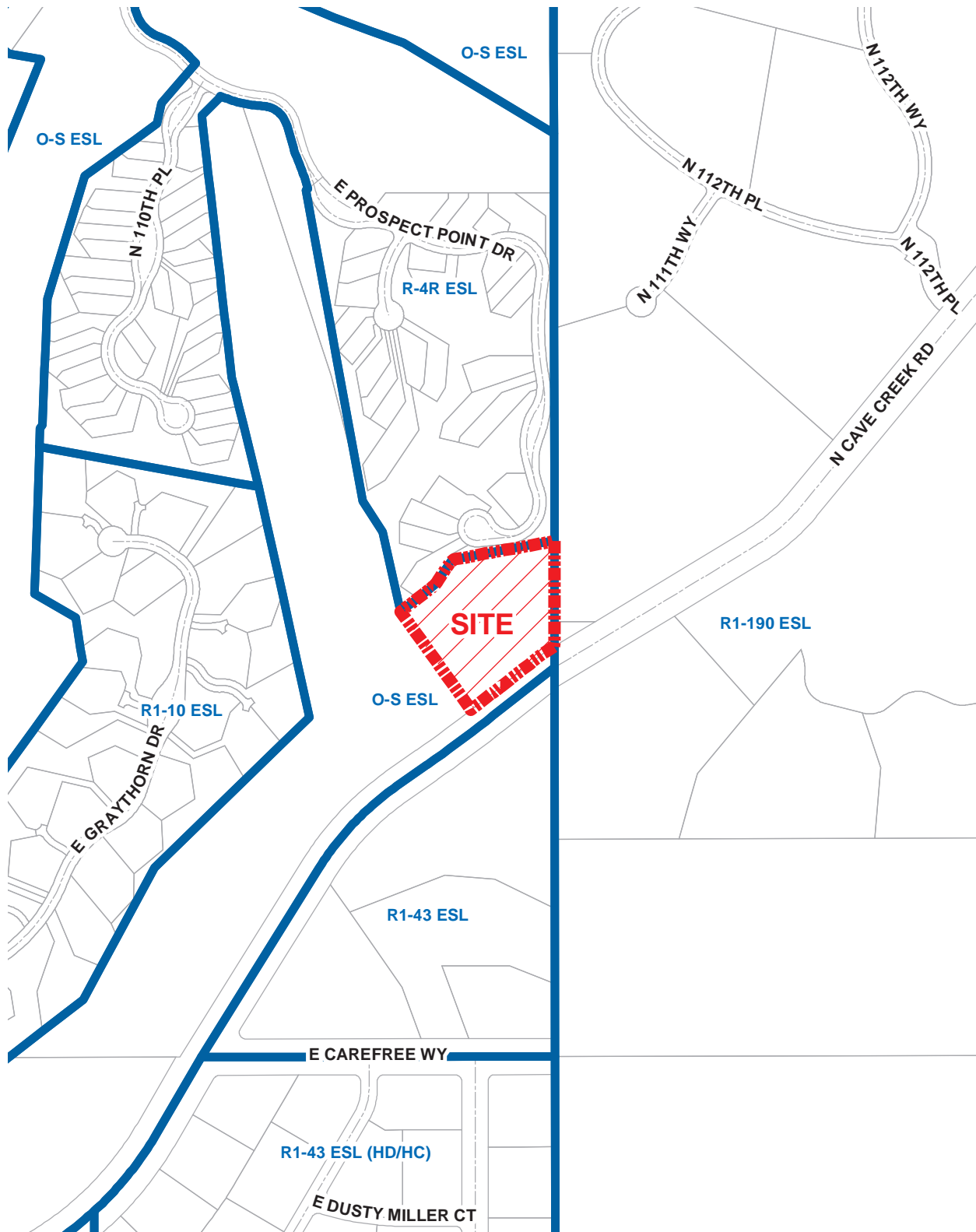
G.I.S. ORTHOPHOTO 2003

Verizon Wireless PHO Deer Trail

**48-DR-2005**

ATTACHMENT #2A





48-DR-2005

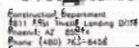
ATTACHMENT #3











KOE Architects = Engineers, P.E.  
3224 S. Fair Ln.  
Tempe, Arizona 85282  
602.438.7429 FAX 602.438-7402  
Website: [www.koea.com](http://www.koea.com)

DATE	TIME	LOCATION	REMARKS
12-15-04	12:15:04	WELL HEAD	
05-18-05	05:18:05	WELL HEAD	
05-22-05	05:22:05	WELL HEAD	
06-03-05	06:03:05	WELL HEAD	

6. All drawings and written material submitted herein may not be published, sold or otherwise disseminate the written content of the artwork.

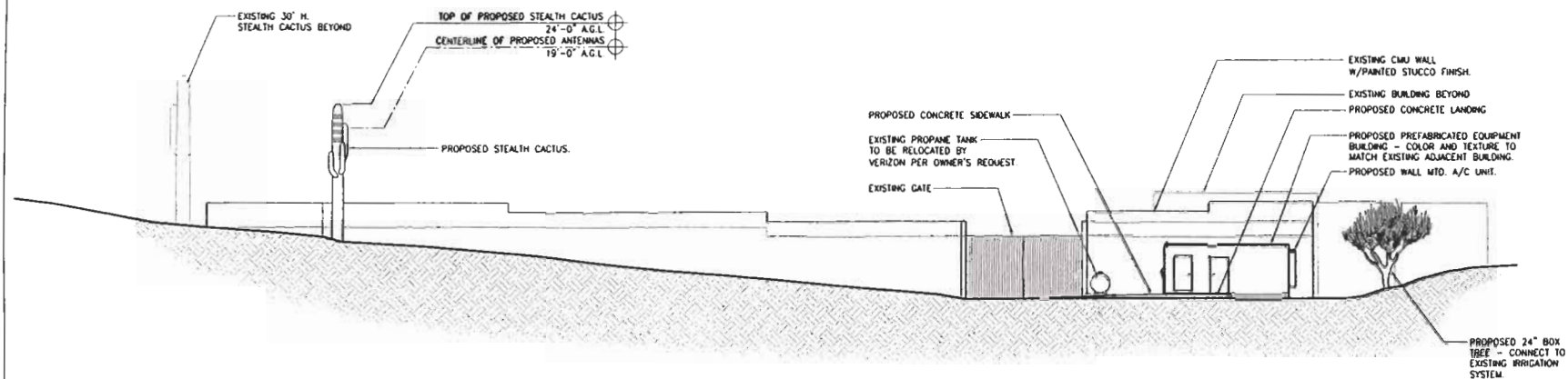
SITE NAME:  
PHO DEER TRAIL

SITE ADDRESS:  
39730 N. CAVE CREEK RD.  
SCOTTSDALE, AZ. 85262

### SITE ELEVATIONS

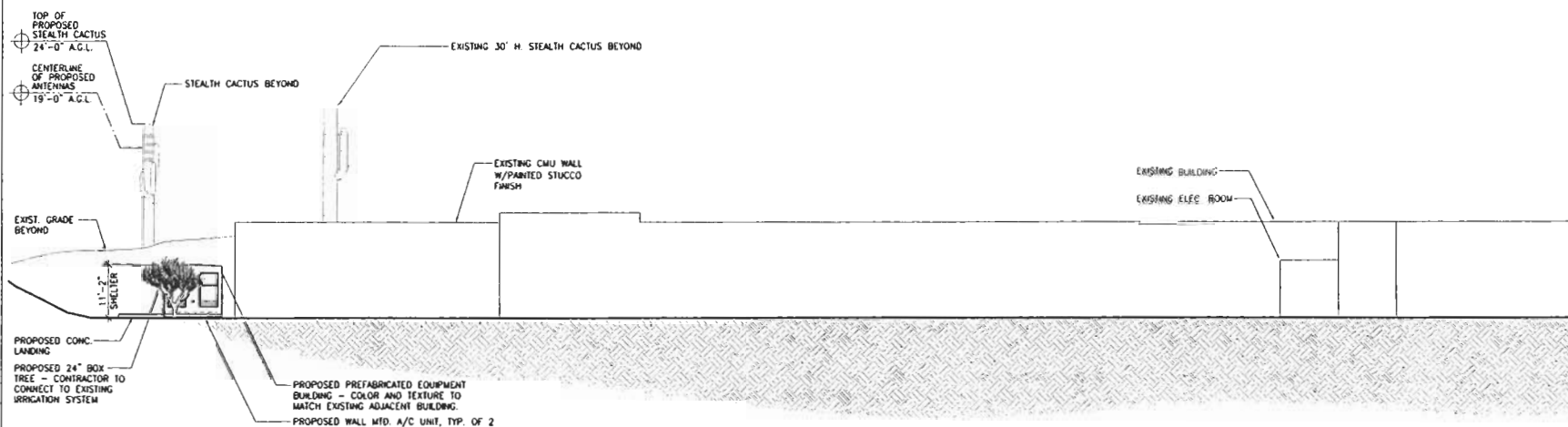
**STATE OF NEW YORK**

**Z-3**



**NORTHEAST ELEVATION**

SCALE FOR 74-36 3/16" = 1' - 0" ONLY TO SCALE FOR 74-36



2 NORTHWEST ELEVATION

SCALE: 1 inch = 24' 3/32" or 11'-0"      SCALE: 1 inch = 24' or 36'





48-DR-2005  
REV: 06/07/05



**verizon**wireless  
*We never stop working for you.®*

**PHO DEER TRAIL - BEFORE**  
**SCOTTSDALE, AZ.**

**JOB#161064.002**  
**06/03/05**

Proposed Verizon Wireless  
24' high stealth cactus beyond.

Existing stealth 30' cactus



48-DR-2005

REV: 06/07/05



**verizon**wireless  
We never stop working for you.®

**PHO DEER TRAIL - AFTER**  
**SCOTTSDALE, AZ.**

**JOB#161064.002**  
**06/03/05**

Verizon WCF-Pho Deer Trail  
39730 N. Cave Creek Road  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>EXISTING</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|



20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: OR ALTERNATE METHOD SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. FIRE DEPT. PERMIT REQUIRED FOR RELOCATION OF FUEL TANK**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: Verizon WCF – PHO Deer Trail 48-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Site Elevations submitted by KDC Architects and labeled sheet Z-3 with a city received date of 6/7/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by KDC Architects and labeled sheet Z-1 with a city received date of 6/7/2005.

### **ARCHITECTURAL SITE DESIGN:**

#### **DRB Stipulations**

2. The proposed pre-fabricated building shall be painted to match the nearest adjacent building and shall have a LRV value of 35 or less. All proposed paint colors, as well as paint samples, must be submitted with the final plans submittal.
3. With the final plans submittal the provider shall submit details of the equipment cabinets including the size (cubic feet), height, color and other dimensions of the cabinet to the satisfaction of city staff. The provider shall also note on the plan if air conditioning units are to be provided.
4. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

5. With the final plans submittal, a landscape plan shall be submitted that calls out the species of the proposed 24-inch box tree. The tree species shall appear on the City of Scottsdale's Plant List for Environmentally Sensitive Lands. The landscape plan shall clearly identify which plant materials are new/proposed, or existing to remain.
6. The contractor is required to obtain a Native Plant Permit for any protected native plants that will be displaced by construction.

### **ADDITIONAL PLANNING ITEMS:**

#### **DRB Stipulations**

7. All existing easements, including public utility, N.A.O.S. and scenic corridor easements shall be shown on all site, landscape and civil plans.

## **ATTACHMENT B**

8. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
9. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
10. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
11. With the final plans submittal the provider shall submit dimensioned and scaled details, color samples, and/or manufacturer cut sheets of the proposed faux cactus. Any changes, including but not limited to the size, height, and location of the proposed faux cactus shall be subject to further review and approval through Planning and Development Services Department.
12. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to final plans city staff approval.
13. Light fixtures, if provided, shall be limited to the proposed equipment building. The light source shall be directed down. With the final plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting.
14. No microwave dish is being approved as part of case 48-DR-2005.

**RELEVANT CASES:****Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 2-ZN-85, 28-ZN-97, 148-SA-04, and 22-UP-03



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

15. A final drainage report shall be submitted with the final plans submittal.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

#### **DRB Stipulations**

16. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.